

McCarthy  
& BOOKER



102 Baring Road, Cowes, Isle of Wight, PO31 8DW

**Guide Price £995,000**





Spacious, bright with extremely flexible accommodation, this very thoughtfully designed contemporary home has 5 beds with 3 receptions, 5 bath/shower rooms, a large garden and summer house/studio backing onto Cowes Golf Club. Situated within the prestigious Baring Road area it is an easy walk into Cowes town centre and with primary schools and colleges in close proximity, this is a delightful and practical home for growing families or multigenerational extended households.

## Detached New England style home

Discover this attractive detached New England style home, spanning over 220 square meters, situated in the prime location of Baring Road in Cowes. With lovely views across the golf course from the rear and sea glimpses from some upstairs bedrooms, this property promises both elegance and comfort for the discerning homeowner.

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## Interior

### Ground Floor:

The entrance hall has large storage cupboards for coats and outdoor wear. A modern staircase ascends to the first floor.

**Shower Room:** A good size and very handy shower room adjacent to the entrance hall.

**Kitchen & Dining Area:** Step into a large, modern kitchen equipped with integral appliances, sleek granite countertops, and ample cabinetry. The adjoining dining area, has glass doors that open directly to the garden, is perfect for alfresco dining and entertaining.

**Utility Room:** Adjacent to the kitchen, a separate utility room provides additional storage, laundry facilities, and storage/plant room access.

**Study:** The large study offers a peaceful retreat for work or reading, ideal for a home office setup and opening to the decked terrace.

**Ground Floor Bedroom:** A spacious ground floor bedroom with an ensuite bathroom provides convenience and privacy, ideal for guests or multigenerational living.

**Sitting Room:** The inviting sitting room, featuring a large window and doors that open onto a decked terrace, offers a seamless transition to the garden, perfect for relaxing and enjoying the view.

### First Floor

**Principal Suite:** The luxurious principal suite boasts 'Juliet' balconies that overlook the garden and golf course. It includes a generous dressing room with fitted wardrobes and a fully tiled bathroom with both a shower and a freestanding bath.

**Second Bedroom:** Another spacious double bedroom with an ensuite bathroom offers comfort and privacy.

**Additional Bedrooms:** Two more well-appointed double bedrooms provide ample space for family or guests, complemented by a good size family bathroom.

## Exterior

The home's facade gives classic 'New England' charm with its white clapboard siding and complementing grey render. The level garden, is generous in size, ideal for outdoor activities and gatherings. A 'boardwalk' style path that leads down to a pretty garden room/summerhouse. The decked terrace, accessible from both the sitting room and the dining area, is perfect for lounging or entertaining. A spacious driveway offers ample parking for multiple vehicles.

## Further Information

Tenure: Freehold

Services: Electric, gas (central heating), mains drainage, wifi

Council Tax Band: F

EPC: D



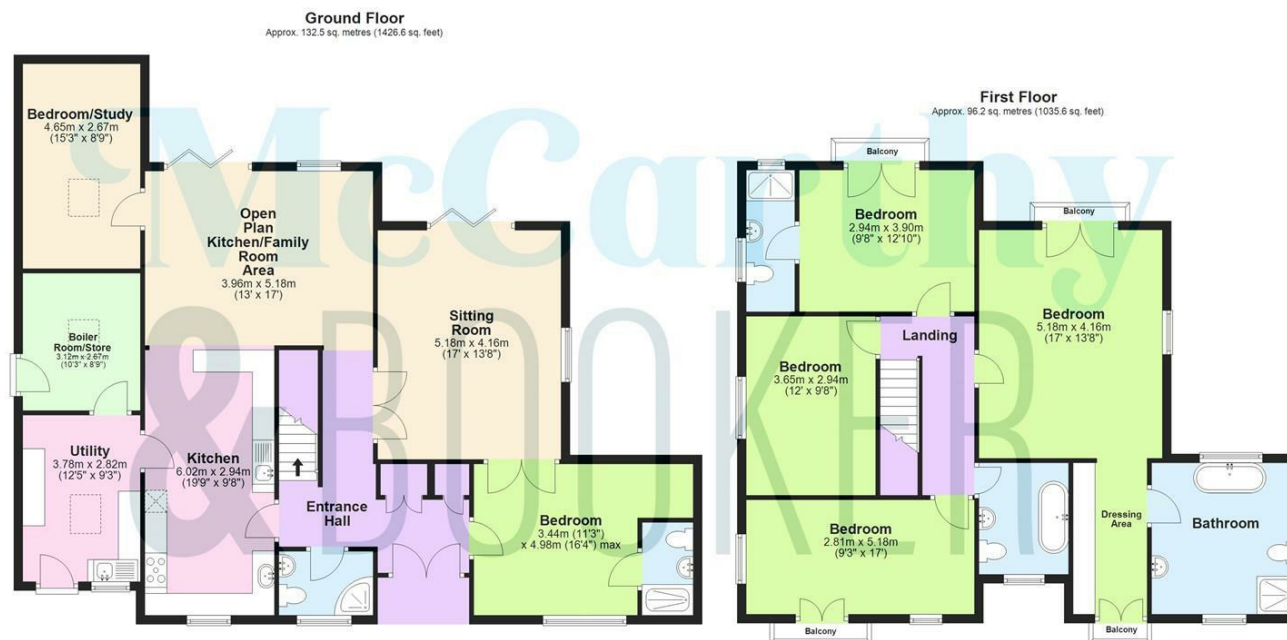
## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 228.7 sq. metres (2462.2 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited [www.silverarchps.co.uk](http://www.silverarchps.co.uk). Plan produced using PlanUp.

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